

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE TENT CITY CORPORATION,
KENNETH KRUCKEMEYER, PRESIDENT, AS REDEVELOPER OF
PARCELS 11A AND 11B IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Tent City Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 11A and 11B in the South End Urban Renewal Area; and

WHEREAS, the proposal requires an Urban Development Action Grant from the U.S. Department of Housing and Urban Development; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the December 4, 1980 tentative designation of Kevin Fitzgerald, Robin-Mayer Fitzgerald and the Tent City Corporation as Redevelopers in a joint venture of Parcels 11A and 11B in the South End Urban Renewal Area be rescinded.
2. That the Tent City Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcels 11A and 11B in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Design Development Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels 11A and 11B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director is authorized to take any actions required to apply for, obtain, and expend an Urban Development Action Grant in an amount sufficient to accomplish the purposes of the Tent City Development proposal.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

As currently envisioned, this development would consist of approximately 277 units of mixed income housing, a major grade mixed residential/commercial gateway, and approximately 1,300 - 10,000 square feet of community oriented commercial space. A development team has been assembled that is particularly suited by skill and experience to working with our community development corporation. This team consists of Greater Boston Community Development, Inc., as development consultant; Rudy, Glancy & Associates, as project architect and interior and site, as legal counsel; in addition to the Tent City Corporation representing the long term interest of youth and residents in meeting community housing needs.

Our goal is to submit a HUD application to the U.S. Department of Housing and Urban Development at the earliest feasible date, by November 10, 1984. The City and Commonwealth have committed their full resources to bring about this development. This is evident by the approval which Massachusetts

TENT CITY CORPORATION
32 RUTLAND STREET
BOSTON, MASSACHUSETTS 02118

November 13, 1984

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall, Room 900
One City Hall Square
Boston, MA 02201

Re: Tent City Site: South End Parcels 11A and 11B

Dear Mr. Coyle:

As you are aware, the Tent City Corporation has for the past several months been working with representatives of Urban Investment and Development Co. and the Mayor's office to create a development package for the South End Urban Renewal Parcels 11A and 11B that is acceptable to all parties concerned. We now believe that we have such a package and, with the securing of UDAG funds, the development can be undertaken in a timely fashion.

We are, therefore, specifically requesting that the Boston Redevelopment Authority grant to the Tent City Corporation Tentative Designation as developer of Parcels 11A and 11B in the South End Urban Renewal area.

As currently envisioned, this development would consist of approximately 270 units of mixed income housing, a below grade mixed residential/commercial garage, and approximately 7,500 - 10,000 square feet of community oriented commercial space. A development team has been assembled that is particularly suited by skill and experience to working with our community development corporation. This team consists of Greater Boston Community Development, Inc., as development consultant; Goody, Clancy & Associates, as project architects; and Csapler and Bok, as legal counsel; in addition to the Tent City Corporation representing the long term interest of South End residents in meeting community housing needs.

Our goal is to submit a UDAG application to the U.S. Department of Housing and Urban Development at the earliest feasible date, by November 30, 1984. The City and Commonwealth have committed their full resources to bring about this development. This is evidenced by the approval which Massachusetts

Mr. Stephen Coyle
November 13, 1984
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Housing Finance Agency gave to the project in August 1984 for funding under the SHARP program ("State Housing Assistance for Rental Production") and preliminary approval for mortgage financing. Both GBCD and the Mayor's Office are fully committed to expeditiously preparing the UDAG application. The BRA's further commitment to this project by giving Tent City Corporation Tentative Designation and by staff assistance in the preparation of the UDAG application is critical to the success of this long awaited development.

Sincerely,

Kenneth Kruckemeyer /le

Kenneth Kruckemeyer
President

KK:tw

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Tent City Corporation

b. Address and ZIP Code of Redeveloper: 32 Rutland Street
Boston, MA 02118

c. IRS Number of Redeveloper: To be applied for.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Project Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:²

The land and the improvements thereon within the area bounded generally by Columbus Avenue, Yarmouth Street, Dartmouth Street and the Southwest Corridor Deck, consisting of the following Boston Redevelopment Authority South End Urban Renewal Parcels: 11A and 11B.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: 1979.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See attached Continuation Sheet A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

None

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

Continuation Sheet A
Tent City Corporation
Officers and Directors

Tent City Corporation is a non-profit corporation. Therefore no officer or director has any financial interest in the business of the corporation. Officers and directors are listed below:

Ken Kruckemeyer
12 Holyoke Street
Boston, MA 02116
President & Director

Syvalia Hyman, III
32 Rutland Street
Boston, MA 02118
Treasurer & Director

Curdina Hill
10 Columbus Square
Boston, MA 02116
Vice President & Director

Joan Tighe
73 Rutland Street
Boston, MA 02118
Chairperson & Director

Myra McAdoo
P.O. Box 1397
Boston, MA 02117
Clerk & Director

Other Directors

Michael Kane
11 Holyoke Street
Boston, MA 02116

Mary Manuel
405 Columbus Avenue
Boston, MA 02116

Marcia Wiley
725 Tremont Street
Boston, MA 02118

Harry Dow
389 Shawmut Avenue
Boston, MA 02118

Catherine Monroe
133 Appleton Street
Boston, MA 02116

Beverly Adams
65 Rutland Street
Boston, MA 02118

Katie Blake
4 Rutland Square
Boston, MA 02118

Barry Shelley
114 Dartmouth Street
Boston, MA 02116

Rafael Rodriguez
395-A Shawmut Avenue
Boston, MA 02118

Ken Campbell
46 Dartmouth Street
Boston, MA 02118

Ena Harris
21 Braddock Park
Boston, MA 02116

Edna Ocasio
230 W. Canton Street
Boston, MA 02116

Ed Teixeira
372 Columbus Avenue
Boston, MA 02116

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 24million
- b. Cost per dwelling unit of any residential redevelopment. \$ 88,000
- c. Total cost of any residential rehabilitation \$ 88,000
- d. Cost per dwelling unit of any residential rehabilitation \$ 88,000

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL *	SALE PRICE
1 bedroom	276 - 750	
2 bedroom	320 - 850	
3 bedroom	365 - 935	
4 bedroom	411 - 1,140	

* Rents do not include heat and electricity, which will be paid directly to utility company by resident.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Water and Sewer.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the going estimates of sales prices: ranges, refrigerators, disposals, kitchen exhaust fans, washer & drier connections in 3 & 4 bedroom units.

CERTIFICATION

Tent City Corporation

I (We)¹ _____
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: November 13, 1984

 Signature

[Handwritten Signature]

 Signature

President, Tent City Corporation

 Title

32 Rutland Street
 Boston, MA 02118

 Address and ZIP Code

 Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

NOVEMBER 15, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS R-56
TENTATIVE DESIGNATION OF REDEVELOPER
RE-USE PARCELS 11A AND 11B

This memorandum requests that the Authority provide tentative designation to the Tent City Corporation as Redeveloper of Parcels 11A and 11B known as the Tent City Site in the South End Urban Renewal Area.

This 3.3 acre site is bounded by Dartmouth Street, Columbus Avenue, Yarmouth Street and the Southwest Corridor right-of-way, adjacent to the Copley Place development.

On December 4, 1980, the Authority tentatively designated Kevin Fitzgerald, Robin-Mayer Fitzgerald and the Tent City Corporation as Redevelopers in a joint venture of Parcels 11A and 11B. On May 5, 1983 the Fitzgerald's Interest was sold to the Urban Development and Investment Corporation, the developers of the adjacent Copley Place development. It is, therefore, proposed that this original tentative designation be amended to reflect the withdrawal of the Fitzgerald's interest.

In order to resolve the development of this site, it is proposed that Tent City Corporation with offices at 32 Rutland Street, Boston, representing the community group concerned with this site, be designated as Redeveloper of a mixed-income, 270-300 unit residential complex, approximately 7,500 square feet of commercial space and an underground parking garage for up to 698 parking spaces (see attached letter).

A summary of the proposal includes a mixed income, 270-300 unit residential development consisting of market level, moderate and low-income units. At least 50% of those units will be moderate income and subsidized with assistance from the State's Housing Assistance for Rental Production (SHARP). At least 25% of those units will be further assisted under the State's 707 housing assistance program with the balance of the units at market level rents. The 698 space garage will include up to 129 spaces for the residential component and 569 spaces reserved for the adjoining Copley Place development. The design concept will stress construction of the parking structure below level with the residential community above the garage.

Designation at this time will enable the Authority to apply for Urban Development Action Grant funding from the U.S. Department of Housing and Urban Development by the current deadline of November 30, 1984. The attached letter indicates that it is the intention of the Redeveloper to finalize

their arrangement with Urban Investment and Development Corporation, representing a majority of the privately owned parcels on the site and to expeditiously apply for a UDAG by this deadline.

The development team who have joined together in this endeavor have a history of successful experience in housing construction, development, and management. The project sponsor, Tent City Corporation, is comprised of residents of the South End neighborhood who are committed to meeting their community's housing needs.

Tent City Corporation is being assisted in this project by an experienced development consultant, Greater Boston Community Development, Inc. (GBCD). GB CD has been working since 1964 to help community organizations provide much needed housing in their neighborhoods for families, elderly and handicapped people, especially people with limited incomes. GB CD has successfully developed 2,683 units of housing which have been completed, plus another 704 units of housing which have received funding commitments and are completing development processing or construction. In addition, GB CD has assisted local sponsors in obtaining more than \$100 million in mortgage and equity financing to enable this housing to be built, and it will be assisting Tent City Corporation in structuring the financial elements necessary for this project to proceed.

The project architect, Goody, Clancy & Associates, has extensive experience in multi-family housing design and urban public space planning. The firm has designed 3,000 units of housing in a dozen developments ranging in size from 32 to 1,400 apartments, and for which they have won numerous design awards. Among their recently completed housing projects are the complete re-design of the "D Street" public housing project in the South End of Boston and Heaton Court in Stockbridge, Massachusetts, which won honor awards from both AIA, the Boston Society of Architects, and the publication Record Houses.

It is recommended, therefore, that the Tent City Corporation, Inc., be tentatively designated as Redeveloper of Re-use Parcels 11A and 11B in the South End Urban Renewal Area and that the prior Board designation of December 4, 1980 be rescinded.

An appropriate resolution is attached.



